

CITY OF BELMONT
PLANNING COMMISSION

ACTION MINUTES

TUESDAY, AUGUST 15, 2006 7:00 PM

Chair Parsons called the meeting to order at 7:01 pm., at One Twin Pines Lane, City Hall Council Chambers.

1. ROLL CALL

Commissioners Present: Parsons, Horton, Frautschi, Mayer, McKenzie, Mercer, Wozniak

Staff Present: Acting Community Development Director Nolfi (ACDD), Associate Planner Walker (AP), City Attorney Zafferano, (CA), Recording Secretary Flores (RS).

2. AGENDA AMENDMENTS - None

3. COMMUNITY FORUM (Public Comments) - None

4. CONSENT CALENDAR

4A. Minutes of 7/18/06

MOTION: By Commissioner Frautschi, seconded by Commissioner McKenzie, to accept the Action Minutes of Tuesday, July 18, 2006 as revised.

Ayes: Frautschi, McKenzie, Mayer, Mercer, Horton, Parsons

Noes: None

Abstain: Wozniak

Motion passed 6/0/1

5. NEW BUSINESS

5A. Revised Final Landscape Plan – 2609 Coronet Boulevard

AP Walker stated that the Commission reviewed a landscape plans previously at the August 1, 2006 Planning Commission Meeting. The revised plans presented tonight were updated based on the comments received from the Commission from the August 1, 2006 meeting.

Applicant, Joe Sable commented that he did not know the specific species of the shrub, only that it grew quickly, it was referred to as "wild strawberry" and that it grew tall.

There were concerns from the commission regarding the Oak tree being placed so close to the retaining wall.

MOTION: By Commissioner Frautschi second by Vice Chair Horton to close the Public Hearing. Motion Passed.

Chair Parsons thought the name of the "wild Strawberry" shrub was Arbutus? He asked staff to double check.

MOTION: By Vice Chair Horton second by Commissioner Wozniak to approve the Final Landscape Plan for 2609 coronet Boulevard (Application Number 2005-0053) with the added conditions that staff confirm the species of the proposed Wild Strawberry Shrubs and the type of Oak Tree in the front yard "not" be a California Species.

Ayes: Horton, Wozniak, Mayer, McKenzie, Mercer, Parsons
Noes: None
Abstain: Frautschi

Motion passed 6/0/1

6. PUBLIC HEARINGS:

6A. PUBLIC HEARING – 600 Clipper Drive

To consider Conditional Use Permit and Design Review applications to reestablish a range of permitted uses, including multi-tenancy corporate and commercial offices, and medical offices with ancillary laboratory and/or outpatient services, within an existing 157,499 square-foot commercial office building. The proposal includes modifications to the existing parking lot and loading/drop off area as well as a new signage program. (Appl. No. 2006-0019)

APN: 040-360-470; Zoned: PD (Planned Development)

CEQA Status: Adopted Island Park Mixed Use Development Environmental Impact Report

OWNER: Broadreach Capital Partners, LLC.

APPLICANT: John Osmond

AP Walker summarized the Staff Report requesting Approval of the Conditional Use Permit and Design Review for 600 Clipper Drive. She indicated that this project had been reviewed the at the June 20, 2006 Planning Commission Meeting as a Study Session item. The Applicant has agreed to remove the external lighting fixtures. Two new monument signs were included in the project. AP Walker was available for questions.

Commissioner Wozniak asked the applicant if he could add more trees. Applicant, John Osmond, stated that he would consider adding trees to the Eastern side of the building to provide screening for the residents.

MOTION: By Commissioner Frautschi, seconded by Commissioner Wozniak, to close the public hearing. Motion passed.

Chair Parsons supports the addition of trees. He would like the conditions to be changed to include replacing "all" shrubs and ground cover in poor condition. Also, additional ground materials to be placed on the Eastern side to screen the Cottages.

MOTION: By Commissioner Wozniak, seconded by Commissioner Frautschi, to adopt the Resolution approving a Conditional Use Permit and Design Review (Application Number 2006-0019) at 600 Clipper Drive with mention to the additional conditions as stated.

Ayes: Wozniak, Frautschi, Mayer, McKenzie, Mercer, Horton, Parsons
Noes: None

Motion Passed: 7/0

Chair Parsons noted that this item can be appealed within 10 days.

7. VERBAL UPDATES

7A. Chuck's Donuts - 641 Ralston Avenue

CA Zafferano stated the owner has made several proposals – staff needed time to look them over and make a decision.

7B. 1.75/2.50 Cleaners – 678 Ralston Avenue

ACDD Nolfi stated the owner was given a written notice to complete an application for a sign change. All efforts from Staff are being made for the owner to comply.

7C. 2200 Ralston Avenue – Single Family Dwelling under new construction

ACDD Nolfi stated that Public Works is currently monitoring this project daily, as they are responsible for the grading. Meetings will continue attempting to get compliance.

The Commission inquired about a power line easement at the back of the property. ACDD Nolfi stated that he would follow-up with Public Works regarding the possible vacated easement question from the Commission.

Discussions regarding 900 South Road and 1723 El Verano Way ensued.

City Attorney Zafferano stated there is a process in place to deal with the Code Enforcement Issues.

The Commission suggested copies of the new Noise Ordinance should be sent to all business owners in Belmont.

Further questions and discussion ensued on a recent incident occurring at Notre Dame and Charles Armstrong School parking lots. CA Zafferano cautioned the Commission and Staff and asked them to refrain from talking about items that were not on the agenda.

9. ADJOURNMENT:

The meeting was adjourned at 8:50 p.m. to a regular meeting on Tuesday, September 5, 2006, at 7:00 pm at Belmont City Hall.

Carlos de Melo
Planning Commission Secretary

CD's of Planning Commission Meetings are available in the
Community Development Department.

Please call (650) 595-7416 to schedule an appointment.